ANNUAL REPORT
1983-84

Province of British Columbia
Ministry of Lands, Parks and Housing

Honourable Anthony J. Brummet

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Province of British Columbia

Ministry of Lands, Parks and Housing

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To the Honourable Robert Rogers
Lieutenant Governor
of the Province of British Columbia

May it please Your Honour:

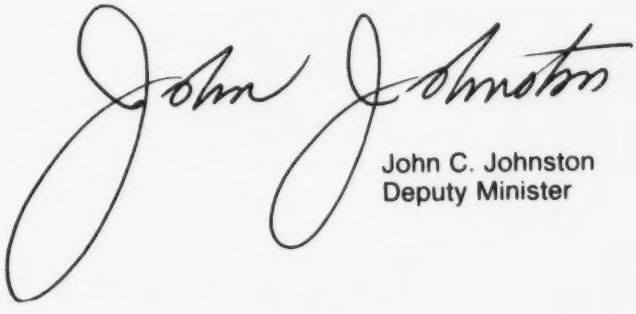
I have the honour to present the Annual Report of the Ministry of Lands, Parks and Housing for the year ended March 31, 1984.

Anthony J. Brummet
Minister of Lands, Parks and Housing

To the Honourable Anthony J. Brummet
Minister of Lands, Parks and Housing

Sir:

I have the honour to submit the Annual Report of the Ministry of Lands, Parks and Housing for the year ended March 31, 1984.



John C. Johnston
Deputy Minister

MESSAGE FROM THE MINISTER

I am pleased to report that in spite of difficult economic conditions, my ministry continued to maintain its varied range of services to the public, by pursuing the most effective delivery systems. Innovation and technology will be the means to increased productivity, ensuring the public receives the best possible service.

The millions of visitors to our provincial parks continued to receive all those services for which we are renowned, and I believe were quite unaware that many of those services were delivered by the private sector under contract. Using this delivery mechanism will provide us with more flexibility in using our staff resources in greater support of the tourism goals of the province.

It is gratifying to report on the health of the housing market. This has been achieved with minimum government intervention, and justifies my view that the housing industry is perfectly capable of meeting the housing needs of British Columbians, and that the role of government should be confined to those with special housing needs such as the elderly and handicapped.

This year, my staff worked closely with staff of the Ministry of Human Resources to ensure that appropriate housing was available to those people being relocated from Tranquille back into their own communities.

Although falling land prices were good news for potential homebuyers, those people who obtained Crown land under our lease-develop-purchase option when land prices were high, may be experiencing hardships in meeting their commitments, and it may be necessary to review those prices in light of changing market conditions.

Demand for Crown land from individuals weakened this year, reflecting the downturn in the economy, but this was partly-offset by increased demand from communities and commercial users.

As the economy once again starts its upward spiral, conflicting demands on the fixed land base will continue to grow. As more of the land base becomes committed to one particular use, the pressures must increase on the balance remaining, and government will require time and a sound data base to weigh the merits of each demand.

My efforts will continue and I will take the time to ensure that decisions are based on the best long-term interests of the people of British Columbia.

Honourable A.J. Brummet

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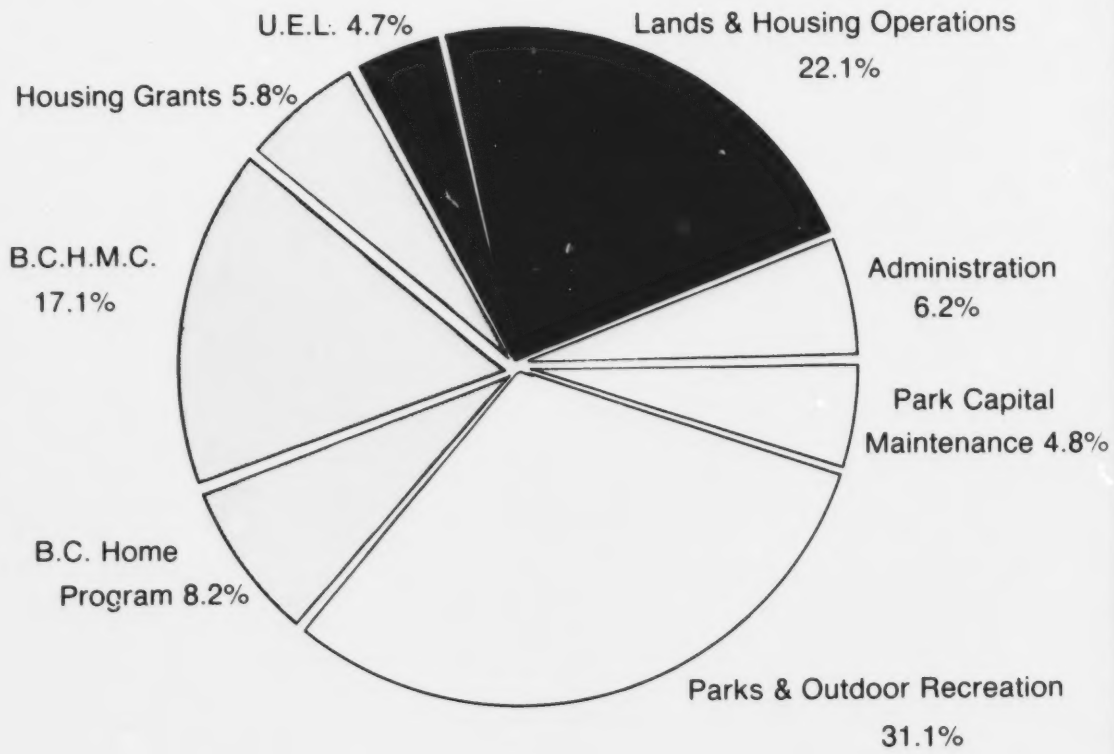
MANDATE

"To manage and allocate Crown lands in the Province of British Columbia, to maintain and improve a quality system of parks, and to encourage the best use of Crown land for agriculture, housing, industry, commerce and recreation within the Province of British Columbia. To manage and develop housing programs to serve British Columbians."

Vote Expenditure Breakdown



1983/84

Gross Ministry Expenditures
(excluding Enterprises)

Administration	$3,297,702
Building Occupancy	3,246,385
B.C. Systems Corporation	1,585,748
Lands and Housing Operations	13,972,476
University Endowment Lands	3,442,413
Housing Grants	4,177,427
B.C. Housing Management Commission	12,422,000
B.C. Home Program	5,928,767
Parks & Outdoor Recreation	22,159,136
Park Capital Maintenance	3,492,993
	$73,725,047

DEPUTY MINISTER'S REVIEW

Staff downsizing and increased computerization affected all areas of the ministry's operating during the year. Many offices were consolidated to ensure access to centralized computer systems. In keeping with the world around us, the increased use of technology will provide our staff with the means of increasing their productivity, so that they can provide the public with the services they need.

Privatization of various enterprises has begun, with Manning Park Lodge and ski facilities now being operated by the private sector, who are also now providing some visitor services in selected parks. This change in the delivery mechanism appears to have gone largely unnoticed by the public receiving the services.

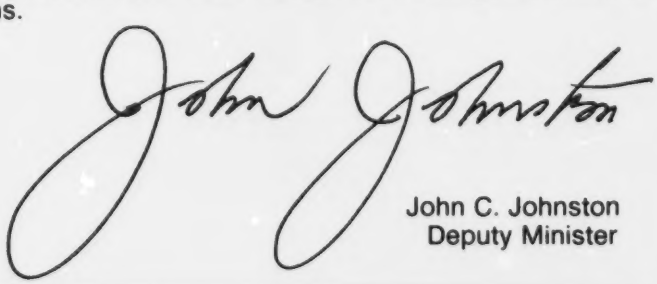
The slight decline in park visitor use during the year was mainly due to poor summer weather. However, a noticeable trend is developing towards increased interest in wilderness and water-borne experiences, the latter showing a seven percent increase over the previous year.

During the year, home purchase once more became a reasonable option for British Columbians. A study commissioned by the ministry has revealed that homes are more affordable now than at any time since 1978. This is reflected in the number of people using the B.C. Home Program, which is down from 50,000 people last year to only 14,000 this year.

The construction of senior citizen housing this year was focussed primarily on smaller communities, where the option of private sector housing was inadequate. This change in focus means that seniors in small communities can continue to live in their own communities with their friends and families.

The total number of land dispositions during the year was virtually the same as last year, although the nature of the demand changed from individuals to communities and commercial users. Falling land prices in the private market and a weak economy may have contributed to this reduced demand.

However, as the economy starts to expand, it is anticipated that land use decisions on major uncommitted areas of the province will become the focus of more attention. The ministry's continuing automation of Crown land information will provide the sound data base needed to enable government to make land use decisions.



John C. Johnston
Deputy Minister

LANDS

OVERVIEW:

Major emphasis during the year has been given to continuing automation of Crown land information in order to help speed up transactions.

The total number of land dispositions increased slightly over the previous year, with community and commercial use offsetting reduced demand from individuals.

Three major program plans were completed which identified specific targets for land delivery over the next three to five year timeframe for land in highest demand in three different regions of the province.

Following a three year planning process, the concept plan for the Songhees lands along the inner harbour of Victoria was approved and published.

Negotiations were completed for the purchase of the C.N.R. right-of-way from Victoria to Deerholme, covering nearly 700 acres of land over an area of 56 miles.

Four hundred and twelve acres of land in Coquitlam estimated to be worth $1¼-million, was given to the Greater Vancouver Regional District for the Minnekhada Regional Park.

Work was begun on the feasibility of privatizing the operation of the golf course on the University Endowment Lands under a long term lease.

Land Management:

Planning for future use: The purpose of the planning function is to determine the best use of the land, and to make land available in response to market demands on a rational basis.

Three regional program plans were completed to identify supply and demand, and where necessary, to schedule development of Crown land for specific ministry land use programs over the next three to five years. In the Thompson-Okanagan, the need for recreational cottage lots was investigated, in the Kootenays the focus was on rural residential lots, and in the Cariboo the need for agricultural land was examined.

Three Crown land plans were completed for McMurdo Benches (south of Golden), Southern Rocky Mountain Trench (south of Cranbrook), and Campbell River harbour and foreshore, to identify Crown land available for disposition.

Nine deferred area planning projects were completed and endorsed jointly by this ministry and the Ministry of Forests. These planning projects involve Crown lands where disposition has been deferred until the best long term use of the land is determined. Six other areas remain to be completed under this program.

Reserving land for long-term use: The ministry administers 6,963 reserves for such uses as gravel removal, road access, power transmission lines and public recreation.

During the year 343 new reserves were established covering more than 32,000 hectares of land, mostly in the Skeena region.

A preliminary system design for ecological reserves was completed, to enable the systematic classification of established and proposed ecological reserves.

LANDS

During the year the ministry published a paper on a method of calculating "opportunity cost" of establishing an ecological reserve on timbered land.

Existing tenures: The ministry administers 22,307 existing tenures on Crown land, including leases, licences, rights-of-way and easements. During the year 8,461 required attention for tenure renewal, rent review, assignment to others, etc., involving an area of 172,000 hectares.

University Endowment Lands: Emphasis this year has been on management and cost control of facilities and services to avoid any taxation increase. A management audit resulted in recommendations currently being implemented to improve operational efficiency.

The Ratepayer Incorporation Committee was assisted in concluding its review of the financial feasibility of village status, and has submitted its recommendations to the provincial government.

The Park Committee advocating a regional park, upgraded the trails, constructed several bridges, gravelled paths and installed signs with the aid of a federal government grant.

Consultants have been retained to investigate the feasibility of converting operation of the Westward Ho golf course to a long term lease with the private sector.

Surveying: 1,051 survey instructions were issued during the year, compared with 617 the previous year. 1,016 legal survey plans were verified, and 6 boundary disputes resolved by the Surveyor-General.

Land Dispositions

The total number of land dispositions during the year was 1,923, slightly up from the previous year. This involved an area of 76,000 hectares valued at $34-million. Major uses were for agricultural and commercial use.

Over 17,000 hectares of Crown land were disposed of for agriculture, mainly in the Omineca, Peace and Cariboo areas.

The major commercial disposition was 13,500 hectares in the Kootenays for commercial mechanized ski-guiding.

There was little change in the number of dispositions for aquatic land, but the area increased threefold from 700 to 2,200 hectares, mainly for commercial, industrial and aquaculture use.

The number of grants for community parks and to local groups more than doubled, totalling in excess of 500 hectares.

Settlement was reached during the year of some Indian Reserve cut-off claims. Subject to the passing of a Privy Council Order by the federal government, the following parcels will be returned:

Westbank Indian Band	22.82 hectares
Clinton Indian Band	68.86 hectares
Penticton Indian Band	5,954.53 hectares
Squamish Indian Band	46.65 hectares
Okanagan Indian Band	27.43 hectares

The land application appeal committee continued to provide a forum for applicants dissatisfied with regional office decisions. 46 requests were received, 27 of which were either denied or settled at the regional level. 14 requests proceeded

LANDS

through formal appeal, and 5 are still under review.

Agriculture: 225 dispositions were made of 17,000 hectares with an estimated value of $8½-million under the ministry's lease-develop-purchase program. This compared with 300 dispositions the previous year. Major dispositions were 7,500 hectares in Omineca, 4,500 hectares in the Peace and 4,000 hectares in the Cariboo.

Recreational lots: The number of recreation lots disposed of were only half last year's volume. Most of this year's dispositions were in the Skeena region.

Detailed tables on Crown land dispositions for the province, and for each of the regional areas follow.

CROWN GRANTS ISSUED BY TYPE AND RECIPIENT

TYPE/RECIPIENT		HECTARES
Rural Land Purchases	642	18,745.7592
Town Lots	209	
Pre-emptions	2	127.8900
Exchanges	1	10.7100
FREE CROWN GRANTS:		
Provincial Crown Corporations	16	149.0855
Municipalities & Regional Districts	56	223.4244
Railway Companies	9	74.6267
Schools	11	197.6131
Miscellaneous	4	4.4480
TOTAL:	950	19,533.5569

CROWN LAND ACTIVITY
APRIL 1, 1983 TO MARCH 31, 1984

ALL REGIONS

	NEW CROWN LAND DISPOSITIONS			CROWN LAND ADMINISTRATION	
	NO. OF DISPOSITIONS	TOTAL AREA (HECTARES)	TOTAL VALUE $	NO. OF TRANSACTIONS	TOTAL AREA (HECTARES)
LAND					
GRAZING	7	423.3	272,600	757	66,944.9
AGRICULTURE - EXTENSIVE	185	17,037.3	8,211,183	630	73,525.1
AGRICULTURE - INTENSIVE	40	335.8	465,154	53	457.4
RECREATIONAL COTTAGE LOT	253	424.7	2,549,713	935	586.2
INDUSTRIAL	61	447.2	2,555,072	148	1,550.2
COMMERCIAL	132	17,435.3	4,314,012	243	990.7
COMMUNITY ORGANIZATIONS	45	318.4	1,475,795	36	553.7
QUARRY MATERIALS	91	417.6	664,398	136	2,129.9
INSTITUTIONAL	127	1,013.3	3,952,346	87	7,114.4
LOCAL PARKS	20	209.4	3,547,000	0	0.0
TRANSMISSION, UTILITIES & EASEMENTS	315	4,922.1	1,279,529	349	2,194.3
ACCRETIONS & BOUNDARY ADJUSTMENT	20	17.6	28,550	0	0.0
MISCELLANEOUS	86	477.5	1,791,197	178	1,563.0
RESIDENTIAL	209	607.0	3,383,608	1,158	962.1
RESERVES & DESIGNATIONS	332	32,376.2	9,000	2,832	8,228.0
TOTAL LAND	1,923	76,462.7	34,499,157	7,542	166,799.9
AQUATIC LAND					
FLOATING COMMUNITIES	0	0.0	0	0	0.0
FLOATING CABINS	1	0.0	1,000	1	0.0
PRIVATE MOORAGE	71	20.6	217,000	85	33.2
INDUSTRIAL	37	382.5	1,716,800	112	663.1
COMMERCIAL	49	58.8	2,159,754	195	370.7
LOG HANDLING	31	1,290.5	854,060	246	1,756.5
AQUACULTURE	35	278.1	140,000	97	176.0
MISCELLANEOUS	21	43.6	229,325	46	1,692.5
RESERVES & DESIGNATIONS	11	100.0	0	137	1,242.0
TOTAL AQUATIC LAND	256	2,174.1	5,317,939	919	5,934.0
GRAND TOTAL	2,179	78,636.8	39,817,096	8,461	172,733.9

CROWN LAND ACTIVITY
APRIL 1, 1983 TO MARCH 31, 1984

CARIBOO REGION

	NEW CROWN LAND DISPOSITIONS			CROWN LAND ADMINISTRATION	
	NO. OF DISPOSITIONS	TOTAL AREA (HECTARES)	TOTAL VALUE $	NO. OF TRANSACTIONS	TOTAL AREA (HECTARES)
LAND					
GRAZING	6	293.3	242,000	354	23,239.0
AGRICULTURE - EXTENSIVE	58	3,748.0	2,464,400	119	7,548.0
AGRICULTURE - INTENSIVE	12	111.4	118,690	14	151.1
RECREATIONAL COTTAGE LOT	55	236.2	694,910	151	112.4
INDUSTRIAL	6	8.9	3,500	15	14.8
COMMERCIAL	14	3,684.0	2,099,800	62	108.5
COMMUNITY ORGANIZATIONS	9	28.2	77,000	4	23.8
QUARRY MATERIALS	7	39.8	15,000	13	453.0
INSTITUTIONAL	7	26.4	131,500	12	26.8
LOCAL PARKS	0	0.0	0	0	0.0
TRANSMISSION, UTILITIES & EASEMENTS	39	0.0	0	36	0.0
ACCRETIONS & BOUNDARY ADJUSTMENT	0	0.0	0	0	0.0
MISCELLANEOUS	31	68.3	73,800	29	79.4
RESIDENTIAL	39	226.3	285,270	468	218.7
RESERVES & DESIGNATIONS	54	67.3	0	650	0.0
TOTAL LAND	337	8,538.1	6,205,870	1,927	31,975.5
AQUATIC LAND					
FLOATING COMMUNITIES	0	0.0	0	0	0.0
FLOATING CABINS	0	0.0	0	1	0.0
PRIVATE MOORAGE	0	0.0	0	2	0.0
INDUSTRIAL	1	1.5	22,400	12	42.2
COMMERCIAL	0	0.0	0	2	1.7
LOG HANDLING	5	54.5	115,460	7	96.8
AQUACULTURE	1	3.0	20,000	0	0.0
MISCELLANEOUS	2	25.0	65,000	0	0.0
RESERVES & DESIGNATIONS	0	0.0	0	0	0.0
TOTAL AQUATIC LAND	9	84.0	222,860	24	140.7
GRAND TOTAL	346	8,622.1	6,428,730	1,951	32,116.2

CROWN LAND ACTIVITY
APRIL 1, 1983 TO MARCH 31, 1984

KOOTENAY REGION

	NEW CROWN LAND DISPOSITIONS			CROWN LAND ADMINISTRATION	
	NO. OF DISPOSITIONS	TOTAL AREA (HECTARES)	TOTAL VALUE $	NO. OF TRANSACTIONS	TOTAL AREA (HECTARES)
LAND					
GRAZING	0	0.0	0	2	55.0
AGRICULTURE - EXTENSIVE	2	49.0	28,000	4	147.0
AGRICULTURE - INTENSIVE	0	0.0	0	4	16.0
RECREATIONAL COTTAGE LOT	4	6.0	40,000	100	74.0
INDUSTRIAL	2	62.0	63,000	10	94.0
COMMERCIAL	19	13,495.0	872,000	11	167.0
COMMUNITY ORGANIZATIONS	4	135.0	548,000	2	11.0
QUARRY MATERIALS	8	18.0	60,000	3	18.0
INSTITUTIONAL	10	414.0	429,000	10	67.0
LOCAL PARKS	0	0.0	0	0	0.0
TRANSMISSION, UTILITIES & EASEMENTS	17	1,801.0	0	58	67.0
ACCRETIONS & BOUNDARY ADJUSTMENT	0	0.0	0	0	0.0
MISCELLANEOUS	8	100.0	80,000	11	54.0
RESIDENTIAL	15	38.0	72,000	59	271.0
RESERVES & DESIGNATIONS	30	0.0	0	482	0.0
TOTAL LAND	119	16,118.0	2,192,000	756	1,041.0
AQUATIC LAND					
FLOATING COMMUNITIES	0	0.0	0	0	0.0
FLOATING CABINS	0	0.0	0	0	0.0
PRIVATE MOORAGE	1	1.0	10,000	0	0.0
INDUSTRIAL	0	0.0	0	1	0.0
COMMERCIAL	3	2.0	11,000	6	110.0
LOG HANDLING	1	10.0	13,000	15	198.0
AQUACULTURE	0	0.0	0	0	0.0
MISCELLANEOUS	0	0.0	0	3	3.0
RESERVES & DESIGNATIONS	0	0.0	0	16	0.0
TOTAL AQUATIC LAND	5	13.0	34,000	41	311.0
GRAND TOTAL	124	16,131.0	2,226,000	797	1,352.0

CROWN LAND ACTIVITY
APRIL 1, 1983 TO MARCH 31, 1984

LOWER MAINLAND REGION

	NEW CROWN LAND DISPOSITIONS			CROWN LAND ADMINISTRATION	
	NO. OF DISPOSITIONS	TOTAL AREA (HECTARES)	TOTAL VALUE $	NO. OF TRANSACTIONS	TOTAL AREA (HECTARES)
LAND					
GRAZING	0	0.0	0	5	145.0
AGRICULTURE - EXTENSIVE	2	123.0	43,000	3	75.1
AGRICULTURE - INTENSIVE	4	11.9	40,000	1	29.0
RECREATIONAL COTTAGE LOT	24	101.5	260,000	145	103.5
INDUSTRIAL	8	10.2	1,543,000	6	14.4
COMMERCIAL	12	135.0	771,000	32	355.0
COMMUNITY ORGANIZATIONS	4	11.0	24,000	6	70.5
QUARRY MATERIALS	18	16.0	14,000	36	596.0
INSTITUTIONAL	22	127.0	643,000	10	6,441.3
LOCAL PARKS	9	108.8	1,221,000	0	0.0
TRANSMISSION, UTILITIES & EASEMENTS	29	379.0	188,000	26	146.0
ACCRETIONS & BOUNDARY ADJUSTMENT	0	0.0	0	0	0.0
MISCELLANEOUS	0	0.0	0	14	57.4
RESIDENTIAL	54	105.7	1,476,000	139	169.0
RESERVES & DESIGNATIONS	1	6.9	9,000	119	8,228.0
TOTAL LAND	187	1,136.0	6,232,000	542	16,430.2
AQUATIC LAND					
FLOATING COMMUNITIES	0	0.0	0	0	0.0
FLOATING CABINS	0	0.0	0	0	0.0
PRIVATE MOORAGE	23	16.0	149,000	37	14.2
INDUSTRIAL	12	160.0	1,113,000	14	157.4
COMMERCIAL	5	9.0	48,000	47	139.0
LOG HANDLING	13	1,157.0	442,000	92	690.0
AQUACULTURE	14	200.1	34,000	26	119.0
MISCELLANEOUS	0	0.0	0	7	1,577.0
RESERVES & DESIGNATIONS	0	0.0	0	34	1,242.0
TOTAL AQUATIC LAND	67	1,542.1	1,786,000	257	3,938.6
GRAND TOTAL	254	2,678.1	8,018,000	799	20,368.8

CROWN LAND ACTIVITY
APRIL 1, 1983 TO MARCH 31, 1984

OMINECA REGION

	NEW CROWN LAND DISPOSITIONS			CROWN LAND ADMINISTRATION	
	NO. OF DISPOSITIONS	TOTAL AREA (HECTARES)	TOTAL VALUE $	NO. OF TRANSACTIONS	TOTAL AREA (HECTARES)
LAND					
GRAZING	0	0.0	0	24	2,733.6
AGRICULTURE - EXTENSIVE	71	7,416.7	3,842,060	86	15,838.0
AGRICULTURE - INTENSIVE	4	51.1	17,793	2	12.0
RECREATIONAL COTTAGE LOT	36	23.3	326,600	133	84.3
INDUSTRIAL	6	50.9	85,000	8	7.7
COMMERCIAL	32	36.4	188,580	23	32.7
COMMUNITY ORGANIZATIONS	4	24.9	93,900	4	80.6
QUARRY MATERIALS	14	154.9	322,280	22	66.7
INSTITUTIONAL	11	151.9	396,800	11	389.9
LOCAL PARKS	1	4.1	60,000	0	0.0
TRANSMISSION, UTILITIES & EASEMENTS	35	87.8	0	27	37.0
ACCRETIONS & BOUNDARY ADJUSTMENT	1	2.1	0	0	0.0
MISCELLANEOUS	7	73.1	446,000	2	0.4
RESIDENTIAL	13	19.5	80,900	79	49.5
RESERVES & DESIGNATIONS	78	0.0	0	383	0.0
TOTAL LAND	313	8,096.7	5,859,913	804	19,332.4
AQUATIC LAND					
FLOATING COMMUNITIES	0	0.0	0	0	0.0
FLOATING CABINS	0	0.0	0	0	0.0
PRIVATE MOORAGE	0	0.0	0	0	0.0
INDUSTRIAL	0	0.0	0	0	0.0
COMMERCIAL	0	0.0	0	0	0.0
LOG HANDLING	0	0.0	0	0	0.0
AQUACULTURE	0	0.0	0	0	0.0
MISCELLANEOUS	0	0.0	0	0	0.0
RESERVES & DESIGNATIONS	0	0.0	0	0	0.0
TOTAL AQUATIC LAND	0	0.0	0	0	0.0
GRAND TOTAL	313	8,096.7	5,859,913	804	19,326.4

CROWN LAND ACTIVITY
APRIL 1, 1983 TO MARCH 31, 1984

PEACE REGION

	NEW CROWN LAND DISPOSITIONS			CROWN LAND ADMINISTRATION	
	NO. OF DISPOSITIONS	TOTAL AREA (HECTARES)	TOTAL VALUE $	NO. OF TRANSACTIONS	TOTAL AREA (HECTARES)
LAND					
GRAZING	1	130.0	30,600	40	329.0
AGRICULTURE - EXTENSIVE	33	4,483.0	1,030,131	350	44,368.7
AGRICULTURE - INTENSIVE	3	16.0	7,350	1	12.0
RECREATIONAL COTTAGE LOT	1	.4	125	21	5.3
INDUSTRIAL	29	285.0	394,372	48	215.0
COMMERCIAL	12	4.0	908	20	22.3
COMMUNITY ORGANIZATIONS	3	6.0	0	1	78.0
QUARRY MATERIALS	25	63.0	68,000	27	174.0
INSTITUTIONAL	13	76.0	0	1	10.0
LOCAL PARKS	0	0.0	0	0	0.0
TRANSMISSION, UTILITIES & EASEMENTS	107	808.9	214,529	96	153.5
ACCRETIONS & BOUNDARY ADJUSTMENT	0	0.0	0	0	0.0
MISCELLANEOUS	2	132.0	0	77	0.0
RESIDENTIAL	20	54.0	203,087	65	62.6
RESERVES & DESIGNATIONS	77	0.0	0	240	0.0
TOTAL LAND	326	6,058.3	1,949,102	987	45,430.4
AQUATIC LAND					
FLOATING COMMUNITIES	0	0.0	0	0	0.0
FLOATING CABINS	0	0.0	0	0	0.0
PRIVATE MOORAGE	0	0.0	0	0	0.0
INDUSTRIAL	0	0.0	0	0	0.0
COMMERCIAL	0	0.0	0	0	0.0
LOG HANDLING	0	0.0	0	0	0.0
AQUACULTURE	0	0.0	0	0	0.0
MISCELLANEOUS	2	1.0	125	0	0.0
RESERVES & DESIGNATIONS	0	0.0	0	0	0.0
TOTAL AQUATIC LAND	2	1.0	125	0	0.0
GRAND TOTAL	328	6,059.3	1,949,227	987	45,430.4

CROWN LAND ACTIVITY
APRIL 1, 1983 TO MARCH 31, 1984

SKEENA REGION

	NEW CROWN LAND DISPOSITIONS			CROWN LAND ADMINISTRATION	
	NO. OF DISPOSITIONS	TOTAL AREA (HECTARES)	TOTAL VALUE $	NO. OF TRANSACTIONS	TOTAL AREA (HECTARES)
LAND					
GRAZING	0	0.0	0	116	6,844.0
AGRICULTURE - EXTENSIVE	15	1,063.0	596,200	56	4,242.0
AGRICULTURE - INTENSIVE	5	57.0	72,200	12	113.0
RECREATIONAL COTTAGE LOT	73	30.0	739,000	101	44.0
INDUSTRIAL	5	13.0	74,300	45	807.0
COMMERCIAL	28	24.0	166,200	47	207.0
COMMUNITY ORGANIZATIONS	3	7.0	375,000	3	6.0
QUARRY MATERIALS	12	114.0	149,900	6	40.0
INSTITUTIONAL	17	43.0	244,600	14	87.0
LOCAL PARKS	1	20.0	960,000	0	0.0
TRANSMISSION, UTILITIES & EASEMENTS	29	74.0	0	26	0.3
ACCRETIONS & BOUNDARY ADJUSTMENT	0	0.0	0	0	0.0
MISCELLANEOUS	10	49.0	233,400	21	4.0
RESIDENTIAL	15	45.0	84,100	171	115.0
RESERVES & DESIGNATIONS	43	32,302.0	0	593	0.0
TOTAL LAND	256	33,841.0	3,694,900	1,211	12,509.3
AQUATIC LAND					
FLOATING COMMUNITIES	0	0.0	0	0	0.0
FLOATING CABINS	0	0.0	0	0	0.0
PRIVATE MOORAGE	0	0.0	0	2	0.9
INDUSTRIAL	5	79.0	158,400	13	68.0
COMMERCIAL	6	5.0	59,500	15	26.0
LOG HANDLING	3	17.0	34,600	26	271.0
AQUACULTURE	0	0.0	0	0	0.0
MISCELLANEOUS	2	10.0	81,200	3	36.0
RESERVES & DESIGNATIONS	2	100.0	0	40	0.0
TOTAL AQUATIC LAND	18	211.0	333,700	99	401.9
GRAND TOTAL	274	34,052.0	4,028,600	1,310	12,911.2

CROWN LAND ACTIVITY
APRIL 1, 1983 TO MARCH 31, 1984

THOMPSON-OKANAGAN REGION

	NEW CROWN LAND DISPOSITIONS			CROWN LAND ADMINISTRATION	
	NO. OF DISPOSITIONS	TOTAL AREA (HECTARES)	TOTAL VALUE $	NO. OF TRANSACTIONS	TOTAL AREA (HECTARES)
LAND					
GRAZING	0	0.0	0	215	33,571.9
AGRICULTURE - EXTENSIVE	3	92.6	117,392	12	1,306.3
AGRICULTURE - INTENSIVE	10	87.6	189,121	15	115.3
RECREATIONAL COTTAGE LOT	49	24.3	393,078	220	117.9
INDUSTRIAL	1	10.9	7,900	6	388.8
COMMERCIAL	15	56.9	215,524	44	89.0
COMMUNITY ORGANIZATIONS	14	97.3	229,895	9	248.0
QUARRY MATERIALS	3	7.5	15,218	13	701.0
INSTITUTIONAL	26	140.2	1,688,446	18	36.9
LOCAL PARKS	6	67.8	1,140,000	0	0.0
TRANSMISSION, UTILITIES & EASEMENTS	44	94.4	0	53	1,760.7
ACCRETIONS & BOUNDARY ADJUSTMENT	7	15.1	27,550	0	0.0
MISCELLANEOUS	19	43.5	380,997	16	1,367.8
RESIDENTIAL	34	50.5	428,251	137	47.2
RESERVES & DESIGNATIONS	43	0.0	0	279	0.0
TOTAL LAND	274	788.6	4,833,372	1,037	39,750.8
AQUATIC LAND					
FLOATING COMMUNITIES	0	0.0	0	0	0.0
FLOATING CABINS	0	0.0	0	0	0.0
PRIVATE MOORAGE	3	0.1	4,000	3	0.8
INDUSTRIAL	0	0.0	0	0	0.0
COMMERCIAL	2	0.3	63,254	13	7.2
LOG HANDLING	0	0.0	0	8	72.4
AQUACULTURE	0	0.0	0	0	0.0
MISCELLANEOUS	0	0.0	0	0	0.0
RESERVES & DESIGNATIONS	0	0.0	0	0	0.0
TOTAL AQUATIC LAND	5	0.4	67,254	24	80.4
GRAND TOTAL	279	789.0	4,900,626	1,061	39,831.2

CROWN LAND ACTIVITY
APRIL 1, 1983 TO MARCH 31, 1984

VANCOUVER ISLAND REGION

	NEW CROWN LAND DISPOSITIONS			CROWN LAND ADMINISTRATION	
	NO. OF DISPOSITIONS	TOTAL AREA (HECTARES)	TOTAL VALUE $	NO. OF TRANSACTIONS	TOTAL AREA (HECTARES)
LAND					
GRAZING	0	0.0	0	1	27.4
AGRICULTURE - EXTENSIVE	1	62.0	90,000	0	0.0
AGRICULTURE - INTENSIVE	2	0.8	20,000	4	8.0
RECREATIONAL COTTAGE LOT	11	3.0	96,000	64	44.8
INDUSTRIAL	4	6.3	384,000	10	8.5
COMMERCIAL	0	0.0	0	4	9.2
COMMUNITY ORGANIZATIONS	4	9.0	128,000	7	35.8
QUARRY MATERIALS	4	4.4	20,000	16	82.2
INSTITUTIONAL	21	34.8	419,000	11	55.5
LOCAL PARKS	3	8.7	166,000	0	0.0
TRANSMISSION, UTILITIES & EASEMENTS	15	1,677.0	877,000	27	29.8
ACCRETIONS & BOUNDARY ADJUSTMENT	12	0.4	1,000	0	0.0
MISCELLANEOUS	9	11.6	577,000	8	0.0
RESIDENTIAL	19	68.0	754,000	40	29.1
RESERVES & DESIGNATIONS	6	0.0	0	86	0.0
TOTAL LAND	111	1,886.0	3,532,000	278	330.3
AQUATIC LAND					
FLOATING COMMUNITIES	0	0.0	0	0	0.0
FLOATING CABINS	1	0.0	1,000	0	0.0
PRIVATE MOORAGE	44	3.5	54,000	41	17.3
INDUSTRIAL	19	142.0	423,000	72	395.5
COMMERCIAL	33	42.5	1,976,000	112	86.8
LOG HANDLING	9	52.0	249,000	98	428.3
AQUACULTURE	20	75.0	86,000	71	57.0
MISCELLANEOUS	15	7.6	83,000	33	76.5
RESERVES & DESIGNATIONS	9	0.0	0	47	0.0
TOTAL AQUATIC LAND	150	322.6	2,874,000	474	1,061.4
GRAND TOTAL	261	2,208.6	6,406,000	752	1,391.7

EXISTING TENURE PORTFOLIO

PROGRAM	Vanc. Island	Lower Mnlnd	Thompson Okan.	Koot-enay	Cariboo	Skeena	Omineca	Peace	TOTAL
Upland									
Grazing	4	8	305	23	504	256	32	75	1,207
Agriculture Extensive	2	8	30	14	208	108	377	750	1,497
Recreation	248	849	1,454	337	1,639	488	737	79	5,831
Industrial-Commercial[1]	97	129	127	140	191	217	149	134	1,184
Community[2]	71	107	135	68	60	54	50	46	591
Linear Use	181	354	540	296	54	164	207	968	2,764
Sub Total	603	1,455	2,591	878	2,656	1,287	1,552	2,052	13,074
Aquatic Land									
Residential-Recreation[3]	155	265	6	3	9	3	2	1	444
Industrial-Commercial[4]	907	541	69	77	57	155	19	1	1,826
Sub Total	1,062	806	75	80	66	158	21	2	2,270
Reserves									
Upland & Aquatic Land	967	879	1,235	911	1,320	355	647	649	6,963
TOTAL	2,632	3,140	3,901	1,869	4,042	1,800	2,220	2,703	22,307

1. Includes: Industrial, Commercial, Intensive Agriculture and Quarry Tenures.
2. Includes: Community Organizations and Institutional Tenures.
3. Includes: Residential, Recreation and Private Moorage Tenures.
4. Includes: Industrial, Commercial, Log Handling and Aquaculture Tenures.

PARKS & OUTDOOR RECREATION

OVERVIEW:

The 365 parks and recreation areas of the province have been set aside for special protection to ensure that the very best scenic and recreational land will be available for the use, enjoyment and inspiration of the public. The stewardship of these reserves demands professional skill and dedication of the staff charged with their management, as well as the support and cooperation of the millions of annual visitors.

During the current period of restraint, our challenge is to protect the values of the park system, while ensuring that all services are provided at the lowest possible cost to the taxpayer, and particular attention has been directed over this past year to implement measures to meet these objectives.

Significant initiatives were undertaken this year to streamline the delivery of programs, to reduce operating costs and at the same time to maintain existing levels of service.

Cypress and Gibson Pass ski operations and Manning Park Lodge will be operated in future by the private sector. This will ensure that these recreation facilities will operate without subsidy by the taxpayer.

The private sector are also being invited to operate parks and campgrounds, and contracts will be arranged with private companies to provide a full range of visitor services in a number of parks. All park land will remain under public ownership and control, and traditional service levels will be maintained.

Another private resource has been given renewed emphasis this year — the largely untapped reserve of individuals and groups willing to give freely of their time and effort toward promoting park objectives. The experimental and highly successful volunteer "campground host" program is being expanded to provide information and security at a number of campsites.

Similarly, efforts are underway to form locally based volunteer groups to "adopt" selected parks to promote public awareness and support for the values and opportunities within the park. Such "cooperating associations" offer significant prospects for improving the level of services, while ensuring that costs are minimal.

Although restraint has required change and innovation, the modifications made and the strategies planned for the future will continue to ensure a high level of visitor satisfaction and park resource protection.

The Provincial Park System:

The conservation objectives encompass the selection, conservation and presentation of representative natural landscapes and special natural features.

In addition, parks may be established to meet recreation objectives to provide a wide range of recreation options including camping, day use, boating and winter recreation, as well as access to wildland or backcountry areas.

The 365 parks in the existing system represent 27 of the important natural landscapes of the province. Studies on the remainder are being undertaken to determine their recreational potential, or the location of special natural features.

PARKS & OUTDOOR RECREATION

The designation this year of Maxhamish Lake Provincial Park will provide additional recreational opportunities for northeast British Columbia.

In addition, 1,139 acres on South Thormanby Island were donated by the Simson family to form the newest marine park on the south coast.

Provincial Parks at March 31, 1984

	Number	Hectares
Class "A" parks	291	3,019,523
Class "B" parks	4	1,229,782
Class "C" parks	39	1,211
Recreation areas	30	230,295
Wilderness Conservancies	1	131,523
	365	4,612,334

Park Operations:

Nine new concessions were granted in five different parks during the year, providing a range of services from a restaurant at Barkerville to a newspaper and printing business at Fort Steele. This brings the total number of concessions to 25, which generate gross business revenues in excess of $3-million.

During the year 91 new park use permits were issued, bringing the total to 639, for a variety of activities ranging from resource extraction in recreation areas to commercial filming.

One thousand one hundred and sixty-two volunteers contributed 43,762 hours of their time to activities and programs in parks, and a pilot project was established in 5 parks using volunteers as campground hosts.

Resource Management:

The primary focus this year has been to improve the data base of resources in parks to allow improved management.

The ministry participated with the Ministry of Forests and the Canadian Forestry Service to monitor insect infestation in parks, and control projects were successfully undertaken in Manning, Stemwinder and Ellison provincial parks.

In addition to regular monitoring of ungulates in Spatsizi, Ediziza, Tweedsmuir, Muncho, Stone Mountain and Mount Assiniboine parks, the following were also completed:

- — Creel census and fisheries evaluation of Clearwater Lake in Wells Gray Park
- — Stratified random block moose census of Wells Gray Park
- — Brook trout fishery evaluation in Fortress Lake, Hamber Park
- — Spatsizi Association for Biological Research engaged to monitor caribou populations in and around Spatsizi Park
- — Interim wildlife inventory guidelines
- — Feasibility study of elk habitat improvement in the Elk River Valley of Strathcona Park

Visitor Services:

Attendance during the year was slightly down from the previous year with 15.2-million recorded visits compared with 15.6 million, reflecting the less than ideal weather patterns that were the summer norm.

There was a noticeable trend developing towards a greater interest in wilderness experiences. Water-

PARKS & OUTDOOR RECREATION

borne recreationists made greater use of the coastal and inland marine parks, resulting in a 7 per cent increase in marine park attendance.

Visitor programs, especially those at Barkerville and Fort Steele continued to be popular. Assisting with the programs at Fort Steele were a number of volunteers who wore period costume and demonstrated handicrafts as they were practised nearly a century ago.

In cooperation with Tourism British Columbia, a new publication was issued entitled "British Columbia Road Map and Parks Guide". "Provincial Parks of the Lower Mainland" was printed, the third in a series of five publications describing provincial parks by regions of the province.

A detailed breakdown of facilities, attendance and revenue for the past five years follows.

Facilities, Attendance, Revenue
Yearly Comparison - Provincial Totals

Facilities:	1979/80	1980/81	1981/82	1982/83	1983/84
Parks	352	356	368	368	365
Hectares	4,538,943	4,539,985	4,559,283	4,612,224	4,612,335
Campsites	9,696	10,003	10,480	10,554	10,630
Boat Ramps	88	91	100	99	99
Trails (km)	2,220	2,292	2,270	2,278	2,515
Roads	678	704	743	786	753

Attendance:	1979	1980	1981	1982	1983
Campground Use	2,127,116	2,342,737	2,437,973	2,289,853	2,145,111
Day Use	12,066,604	12,373,652	13,613,870	13,042,603	12,841,189
Boating Use	179,197	196,752	198,563	241,190	257,773
TOTAL VISITATION	14,372,917	14,913,141	16,250,406	15,573,646	15,244,073

Revenue:	1979/80	1980/81	1981/82	1982/83	1983/84
Campground	$1,392,783	$2,194,641	$2,490,147	$2,836,626	$2,820,860
Park Use Permits	161,003	178,785	73,238	77,587	26,958
Concession	—	147,327	204,426	139,000	138,943
TOTAL *	$1,553,786	$2,520,753	$2,767,811	$3,053,213	$2,986,761

* Excluding park enterprises revenues.

PARKS & OUTDOOR RECREATION

Outdoor Recreation

The ministry continued its cooperative liaison with a large number of government agencies, as well as the public and private sectors involved in providing outdoor recreation opportunities, with particular emphasis on the promotion of safety awareness.

Approximately $40,000 was granted to non-profit organizations to assist them in developing safety training programs, trail construction and wilderness first aid courses.

Assistance was also provided in the preparation of a boating safety kit and hypo-hyperthermia brochures.

The ministry continued to administer the river rafting standards on behalf of the federal government, to provide a safer experience in this exciting and popular activity.

Plans for the Alexander Mackenzie Heritage Trail were substantially completed, which will form the basis for development and interpretation of the trail in subsequent years.

A policy statement on recreation corridors was prepared, and an analysis undertaken of the outdoor recreation potential of four major areas of the province.

Regional and Community Park Assistance

The ministry provided 24 free Crown grants of land to communities and regional districts for park use. This land has an estimated value of $3.9-million. List of communities receiving this land is as follows:

Regional District/ Community	Approximate Area
Alberni-Clayoquot R.D.	4.1 ha.
Central-Okanagan R.D.	18.3 ha.
Central-Okanagan R.D.	5.8 ha.
Columbia-Shuswap R.D.	7.6 ha.
Okanagan-Similkameen R.D.	City Lot
Chetwynd	0.6 ha.
Chetwynd	City Lot
Clinton	City Lot
Elkford	1.9 ha.
Gold River	2.5 ha.
Greater Vancouver R.D.	48.0 ha.
Hope	1.5 ha.
Kamloops	1.7 ha.
Kelowna	City Lot
Kelowna	2.3 ha.
Keremeos	2.3 ha.
MacKenzie District	66.4 ha.
Masset	5.4 ha.
Oliver	0.4 ha.
Peachland	12.2 ha.
Port Clements	4.3 ha.
Prince George	0.3 ha.
Sidney	City Lot
Valemont	4.0 ha.

HOUSING

OVERVIEW:

Five major housing goals provide focus for provincial housing policy:

1. Maintain a stable investment climate which encourages the housing industry to meet the housing needs of the population.
2. Provide government assistance to help those people whose special needs cannot be met by the housing industry.
3. Encourage deregulation of the housing industry and reduce levels of public service to those essential to protect the vital public interest.
4. Support more effective use of existing housing, and more efficient management of residential land.
5. Encourage the federal government to develop housing policies which support long-term private sector investment in housing and which target social housing costs to those most in need.

During the year progress was made towards achieving each of these goals. Interest rates stabilized and affordability of home ownership improved dramatically. Whereas in 1982, 35% of the average family income was needed to meet mortgage payments, in 1983 this had been reduced to 26%. This created a situation where nearly 100,000 renters in British Columbia under the age of 55 had the financial capability to buy a home of their own without the need for any government assistance.

The fall in interest rates also led to major reduction in the number of people needing the B.C. Home Program to keep their mortgage payments affordable. The number fell from 50,000 in 1982 to about 14,000 by the end of 1983. The program will remain in effect until September 30, 1985.

During the year commitments were made for the construction of an additional 600 units of senior citizen accommodation, with an emphasis on projects in smaller communities which have inadequate rental stock of their own. In major urban centres seniors can use private rental housing, with financial assistance from the S.A.F.E.R. program, administered by the Ministry of Human Resources.

During the year projects were approved for more than 100 handicapped people, and the ministry is working closely with the Ministry of Human Resources in ensuring that institutional residents capable of community living have a home to go to.

Substantial progress continued in the ministry's major land development projects. The first phase of the Riverview project, involving sales of about 150 lots, was completed, with virtually all lots sold by year end. Later phases of this development will be sold in enclaves to the housing industry for on-site development, and the first of these enclaves were sold during the year.

Renovation of the Glenshiel Hotel in Victoria was completed and officially opened in September, 1983. All rooms in this residential hotel were fully rented by Christmas, 1983.

HOUSING

Residential Land Development

A major policy change has been effected this year in the supply of serviced residential land. Where possible, the ministry will provide off-site servicing, and then offer large parcels to the housing industry for on-site servicing and marketing. Only when the private sector is unable to develop residential land will the ministry assist municipalities wishing to undertake residential subdivision development. The following three programs are used to achieve the goal of an adequate supply of serviced residential land.

1. Land Servicing Program: Funds to municipalities wishing to provide off-site services to enable development of public or privately owned land. Funds are recovered by a municipal development levy when lots are developed. There are 13 active agreements under this program, with a potential for 12,589 single family lots and 400 multi-family housing units, with a total budget of $22.2-million.

2. Residential Land Development Program: Crown land and/or financing to municipalities to create subdivisions. The provincial funds are repaid when the municipality sells the lots. Existing agreements are mainly those remaining from earlier years. During the year there were 26 active agreements with a potential for 1,992 single family lots and 937 multi-family housing units, with a total budget of $40.2-million.

3. Rural Residential Program: The ministry acts as the developer only where the private sector expresses no interest and there is a lot shortage that must be met. In 1983 there were 30 projects underway with a total budget of $10.18-million.

Major Land Development Projects:

Northeast sector, Greater Vancouver:

The development of 2,300 hectares (5,700 acres) located at Riverview Heights, Westwood Plateau, the north shore of Port Moody and Burke Mountain will make a major contribution to land supply in the greater Vancouver area.

Riverview Heights (120 hectares) will provide serviced lots for 1,050 housing units. Servicing of stage 1 is completed providing 174 single family lots, 1 townhouse site and two apartment sites. 155 single family lots have been sold, and two parcels to accommodate 47 single family lots have been sold to the housing industry.

Eight hundred hectares of Crown land located at Westwood Plateau, north of Coquitlam Town Centre, have a potential for 5-7,000 housing units. A community plan is expected to be completed next year, and servicing of the first 20 hectares will follow.

The ministry is financing the development of 200 hectares on the north shore of Port Moody with a potential for 3,000 housing units. Development, started in 1976, has so far produced 400 lots, and completion is scheduled for 1990.

Songhees Project, Victoria:
This principally involved planning for the redevelopment of 35 hectares of land west of Victoria harbour. A 75-unit seniors residence and a 76-unit cooperative housing project are already complete and occupied. This area when fully redeveloped could provide 2,500 housing units, in addition to commercial, industrial and recreational land.

HOUSING

Harold Winch Park, Burnaby:

55 hectares of Crown land have been subdivided and serviced into 16 enclaves to provide for 1,348 housing units and 30 commercial units. On-site development is by the private sector. To date 13 enclaves have been sold, and the total budget is $12-million.

Home Ownership Assistance Programs

Declining interest rates in 1983 greatly reduced the number of homeowners who needed the help of the B.C. Home program to meet their mortgage payments. The number declined from 50,000 the previous year to 14,000. The total value of payments to date is $83.4-million, of which $8.9-million has been repaid.

The $10,000 B.C. Second Mortgage has continued to be of help to homebuyers who cannot qualify for a first mortgage large enough to allow them to purchase the home of their choice. 18,920 homebuyers received second mortgages or first home grants during the year.

Conversion Assistance

To make more effective use of existing buildings, the rental conversion program provides loans in the form of a mortgage to create rental units from existing residential, commercial or industrial buildings. During the year 55 units were created, bringing the total up to 799 units, most of them at costs below that of new construction.

Social Housing Programs

These programs are for those whose housing needs cannot be met by the private sector, either because of special design requirements, lack of income or a combination of these factors.

There are 7,778 public housing units in the province, of which 3,559 are for low income families, 4,012 for seniors and 207 for disabled people. For the year ended December 31, 1983 the province provided $8.4-million for operating subsidies for these units.

In addition, $2-million was provided for 1,241 units managed by the City of Vancouver or by the private sector and housing mainly senior citizens or low income families.

Rent supplements totalling $2.4-million were also provided to non-profit societies providing housing units for 5,245 senior citizens.

Senior Citizen Housing Construction:

During the year nine projects were completed providing 382 units of housing for seniors. Grants to societies totalled $3.4-million, and land valued at $2.1-million was leased to societies for housing projects.

To date 1,837 units have been completed under this program, and rent supplements supplied for 1983 amounted to $287,570.

The Glenshiel Hotel in Victoria was renovated at a cost of $500,000, and its 74 rooms were fully occupied by those seniors requiring a residential hotel environment.

Housing for the Disabled:

During the year 135 housing units were approved, including 22 group homes and 17 apartments. Subsidies totalling $576,000 were provided to 273 housing units in 1983 to ensure tenants could afford rents. Most of the ministry's activities this year have been concerned with ensuring residents of Tranquille able to live in the community have a home to go to.

HOUSING

Residential Land Development

URBAN CROWN LAND AND FINANCING

COMMUNITY	CURRENT BUDGET $	ACTUAL REVENUE TO DATE $	TOTAL PARCELS * IN PROJECT SFL	MFU	OTHER
Cedar Street, Alert Bay	132,000	121,600	22		
Privateer, Zeballos	172,000	29,800	23		2
Ashcroft	629,000	90,200	25		
Logan Lake CLA	5,592,000	653,930	474	2/58	2
Marysville Ph. 3 Kimberley	405,200	51,580	41		
Deerborne S/P, Elkford	7,494,000	5,530,076	324	46/309	2
Mount Seven, Golden	611,700	403,990	50		
DL 333, Houston	2,584,000	168,700	100	2/120	
Cablecar, Kitimat	1,268,000	969,916	65		
Eby Street, Terrace	181,000	39,623	16		
Centurion Park, Chetwynd	1,425,000	678,730	121		
Pine Park, Chetwynd	997,000	346,250	48		
Mountainview, Ft. Nelson	1,350,000	251,268	61		
Cottonwood, Ft. Nelson	1,926,000	620,775	113		
Subtotal:	24,766,900	9,956,438	1,483	50/487	7

URBAN INTERIM FINANCING PROJECTS

COMMUNITY	CURRENT BUDGET $	ACTUAL REVENUE TO DATE $	TOTAL PARCELS * IN PROJECT SFL	MFU	OTHER
Ucluelet	365,000	61,600	30	1	
Riverside, Tahsis	306,000	74,010	41		
St. Mary's Ph. 3 Kimberley	409,800	126,600	26		
North Star S/D Ph. 3 Kimberley	327,900	285,999	17		
Eagle Ph. 1 Pr. Rupert	4,500,000	4,435,700	154	4/57	
Eagle Ph. 2A Pr. Rupert	1,378,000	765,000		3/320	
Eagle Ph. 2B Pr. Rupert	4,520,000	0	83	12/24	
Sloan Avenue Pr. Rupert	427,000	461,719	22		
7th Avenue Pr. Rupert	2,552,000	0	60	1/19	
Old Hazelton	217,000	116,600	27		
Morley Farm Ph. 1 Fraser Lake	160,000	143,508	19	1/30	
Morley Farm Ph. 2 Fraser Lake	223,000	128,368	30	22/450	
Subtotal:	15,385,700	6,599,104	509	72/937	
Residential Land Development TOTAL:	40,152,600	16,555,542	1,992		

* SF - Single Family Lots
MF - Multi Family Units

HOUSING

Residential Land Financing Agreements

URBAN OFFSITE SERVICING

COMMUNITY	CURRENT BUDGET	REPLACEMENTS[1] TO DATE	TOTAL PARCELS[2] IN PROJECT		
	$	$	SFL	MFU	OTHER
Comox (NW Corner)	54,000	69,375	527		
Pitt Meadows	601,000	259,266	100	1/400	
W. Sector Richmond	3,915,000	3,016,328	1,600		
Guildford Surrey	4,927,000	2,764,615	5,000		
Port Kells Surrey	3,656,000	955,614	0		(68 hectares)
Johnston Heights Surrey	948,000	633,814	138		
Hurdle/Sinclair Surrey	419,000	149,600	55		
134th/64th Surrey	176,000	55,584	19		
Whistler Water Service	852,000	296,811	500		
Maple Ridge #232	450,000	52,662	550		
Sparwood Off-site	750,000	0	0		
Westside, Williams Lake	354,651	0	1,100		
Port Moody #2	5,050,000	0	3,000		
TOTAL:	22,152,651	8,253,669	12,589	1/400	(68 hectares)

[1] May include interest
[2] SFL - Single Family Lots
MFU - Multi Family Units

Rural Agreements

COMMUNITY	CURRENT BUDGET	ACTUAL REVENUE TO DATE	TOTAL PARCELS * IN PROJECT		
	$	$	SFL	MFU	OTHER
Tete Jaune Cache	244,000	100,000	24		
McLeod Lake	328,000	15,750	24		
Gantahas Lake Ph. 1 MacKenzie	598,000	608,493	44		
Radar Road Ph. 1 Peace River-Liard	146,000	126,600	14	1	
Mile 292 Peace River-Liard	170,000	263,284	30		
Canroc International Peace River-Liard	500,000	0			4
TOTAL:	1,986,000	1,114,127	136	1	4

* SF - Single Family Lots
MF - Multi Family Units

HOUSING

Rural Residential Land Development Program

DEVELOPMENT PROJECTS

COMMUNITY	CURRENT BUDGET	REVENUE TO DATE	TOTAL PARCELS IN PROJECTS*		SALES TO DATE*	
	$	$	SFL	OTHER	SFU	OTHER
Nanaimo	38,000	200	8		0	
Black Tusk Village	3,880,000	313,770	94		1	
Powell River	32,000	416,330	38		36	
Baynes Lake	44,300	18,000	14		1	
Spoonerville	15,973	31,290	6		6	
Morehead Lake	63,000	84,530	12		9	
Alexis Creek	215,000	45,400	21		3	
Topley River	70,000	27,080	7		3	
Skeena N.	5,000	102,105	38		6	
Pine Creek	131,000	147,841	36		36	
Good Hope Lake	105,000	43,400	19		2	
2nd Avenue	318,000	4,249	14		4	
Miller Creek	348,000	42,800	21		6	
Forestry S/D	164,000	85,360	24		13	
Lakeview	200,000	102,825	23		11	
Bear Lake	70,000	37,361	16		12	
Bear Lake Town	22,000	15,900	26		5	
McConachie Creek	1,665,500	0	500		0	
Lynx Creek	128,000	214,340	27	5	12	
Toad River	52,000	67,689	10		3	
Wonowon	144,000	44,900	20	3	3	
Graham Halfway	120,000	63,155	12	2	3	
Mile 63 1/2	152,000	371,151	24	2	17	
Mile 311	174,000	174,115	15		8	
TOTAL:	8,156,773	2,453,791	1,025	12	200	0

*SFL - Single Family Lots
MFU - Multi Family Units

HOUSING

Major Land Sales Projects

COMMUNITY	EXPENDITURES TO DATE	REVENUE TO DATE	TOTAL IN PROJECTS*		SALES TO DATE*	
			SFL	MFU	SFU	MFU
Songhees (Victoria)	1,778,494	2,439,589	0	2,500	0	151
Harold Winch Park (Burnaby)	12,069,089	18,470,929	0	1,378	0	927
Riverview Heights (Coquitlam)	8,923,326	7,374,549	770	280	202	46
Westwood Plateau (Coquitlam)	809,146	0	750	0	0	0
Nordic Estates (Whistler)	4,069,000	88,785	41	134	1	
TOTAL:	27,649,055	28,373,852	1,561	4,292	203	1,124

*SFL - Single Family Lots
MFU - Multi Family Units

HOUSING

A. Home Ownership Assistance

1. B.C. Home Program:

Region	No. of Clients Receiving Payments		No. of Clients Since Inception	$ Value of Loans Since Inception	$ Repayments Since Inception
	Apr/83	Mar/84			
Vancouver Is.	8,602	2,534	31,009	15,880,035	1,670,000
Lower Mainland	25,408	8,083	10,110	47,824,748	5,113,400
Other Areas	10,332	3,460	12,942	19,713,217	2,131,600
Provincial Total	44,342	14,077	54,061	83,418,000	8,915,000

2. Home Purchase Assistance Program:

Region	First Home Grants		Family First Home Grants		B.C. Second Mortgage	
	#	$			#	$
Kootenay	471	471,000	420	1,050,000	199	1,944,031
Lower Mainland	3,934	3,934,000	2,945	7,362,500	2,920	28,525,480
Cariboo	143	143,000	244	610,000	141	1,377,429
Omineca	327	327,000	374	935,000	268	2,618,092
Peace	145	145,000	183	457,500	46	449,374
Skeena	252	252,000	336	840,000	94	918,286
Thompson-Okan	828	828,000	771	1,927,500	448	4,376,512
Vancouver Is	1,098	1,098,000	1,069	2,672,500	1,264	12,352,796
Prov. Total	7,198	7,198,000	6,342	15,855,000	5,380	52,562,000

HOUSING

B. Rental Conversion Assistance

Rental Unit Conversion Loan Program:

	Approved 1983 - 84		Approved Since Program Inception	
Location	Units Created	Loans Given	Units Created	Loans Given
Vancouver Is.	52	$1,020,000	386	$ 5,881,600
Lower Mainland	3	$ 75,000	365	$ 5,280,982
Other Areas	0	0	48	$ 1,053,100
Provincial Total	55	$1,095,000	799	$12,215,682

HOUSING

C. Special Needs Housing

1. Senior Citizen Housing Construction Program:

Region	Units Completed	$ Grants	Total Since Province Assumed Responsibility for Program in 1979 Units Completed	$ Grants
Kootenay	35	433,408	225	2,556,138
Lower Mainland	164	1,211,738	752	10,165,516
Cariboo	50	0	67	823,117
Omineca	0	0	107	1,636,000
Peace	0	9,459	153	1,894,518
Skeena	0	78,000	12	234,000
Thompson-Okan	0	1,370,621	189	3,518,502
Vancouver Is	133	303,474	332	3,285,923
Prov. Total	382	3,406,700	1,837	24,113,714

2. Housing for the Disabled

Region	1983 - 84 Project Approvals			Total Since Project Inception in 1979		
	Group Homes	Apartment Units	Persons Housed	Group Homes	Apartment Units	Persons Housed
Lower Mainland	12	0	65	54	104	367
Vancouver Is.	4	8	30	10	48	114
Thompson-Okan	2	1	10	12	13	75
Kootenays	1	0	5	7	0	37
Omineca	2	8	20	3	14	31
Cariboo	1	0	5	1	0	5
Prov. Total	22	17	135	87	179	629

CROWN CORPORATIONS AND COMMISSIONS

British Columbia Housing Management Commission

Board of Commissioners:
Mary H. Kerr, Chairman
John C. Johnston, Vice Chairman
W. Andrew J. Armitage
Margaret Cleaveley
Duncan McDougall

British Columbia Housing Management Commission is an agency of the province authorized by Order-in-Council No. 2388 dated September 7, 1978 and is accountable to the Minister of Lands, Parks and Housing.

Its main purpose is to manage provincial and federal/provincial rental housing and to administer the province's rent supplement program.

During 1983, an organization review resulted in restructuring of responsibilities and duties. The number of Commissioners was reduced from nine to five, and one branch eliminated in head office. One of the Vancouver area regional offices was closed and its portfolio reallocated to the remaining three lower mainland regions.

Fire and safety programs received high priority during the year, and evacuation plans for each building are in the process of being developed. These will become part of a tenant education program, through participation in fire drill practices.

Energy conservation programs established in 1982 are constantly being upgraded and continue to produce substantial savings. Staff workshops on conservation techniques and low cost strategies involving installation of controls on various building systems are expected to provide cost savings of approximately $100,000 per annum.

The Commission issues its own Annual Report for each calendar year.

Provincial Rental Housing Corporation

Directors:
John C. Johnston
Douglas Ausman
W. Andrew J. Armitage

Officers:
John C. Johnston, President
Douglas Ausman, Secretary

This corporation holds the provincial interest in most of the public rental housing facilities for low income families and senior citizens located throughout the province. It was created by Order-in-Council 986 on March 23, 1967.

Funds for the acquisition of the provincial interest in these properties were provided by loans with interest from Canada Mortgage & Housing Corporation and the former Housing Fund of the ministry, totalling $111.1-million over the period to end 1983.

At December 31, 1983 the corporation's investment in this rental housing amounted to $88.9-million and consisted of 98 properties containing 7,844 rental units. Loans had been reduced to $75.7-million, resulting in an equity on cost of $13.2-million.

The corporation's revenue is derived from annual charges to the rental operations administered by British Columbia Housing Management Commission. After providing for loan interest and administrative costs, this resulted in an excess of revenue amounting to $12.6-million during the eight years of operation. This excess of revenue is treated as a reduction of investment in rental housing.

Report as of December 31, 1983.

CROWN CORPORATIONS AND COMMISSIONS

W.L.C. Developments Ltd.

Directors:
B.J. Hallam
C.A. Johnson
J.C. Johnston
W.B. McDonald
E.A. Odishaw
M.S. Rogers
G. Strongman
M. Wickson
L.A. Williams, Q.C.

Officers:
C.A. Johnson, Chairman
L.A. Williams, Q.C., Vice Chairman
M. Wickson, President
S.M. Tratch, Secretary
E.W.T. Hnatiuk, General Manager

W.L.C. Developments Ltd. was established in January 1983 under the Companies Act of British Columbia. It is a Crown owned company with a government appointed board of directors formed to administer and develop, through efficient financial and administrative management, the facilities and assets of the company and to maintain financial stability in all its operations.

In its first year of operations, the company satisfied creditors of the Whistler Village Land Co. Ltd., completed construction of the Arnold Palmer designed 18-hole golf course, and has undertaken significant expenditures for village infrastructure.

Construction of the Conference Centre will commence shortly, with completion scheduled for May, 1985. Revenues to cover these costs and administrative charges will come from the sale of development sites.

ACTS AND REGULATIONS ADMINISTERED

Acts and regulations which fall under the ministry's administration are:

Architects (Landscape) Act
Ecological Reserve Act
Greenbelt Act
Home Conversion & Leasehold Loan Act
Home Purchase Assistance Act
Homeowner Interest Assistance Act
Housing Construction (Elderly Citizens) Act
Land Act
Land (Veterans) Act
Land Settlement & Development (Repeal) Act
Land Survey Act
Land Surveyors Act
Ministry of Lands, Parks and Housing Act
Motor Vehicle (All Terrain) Act
Okanagan River Boundaries Settlement Act
Park Act
Park (Regional) Act
Provincial Home Acquisition Act
Soldiers' Land Act
University Endowment Land Act
West Coast National Park Act

Acts under which the ministry administers regulations:

Canada Shipping Act
Coal Act
Land Title Act
Mineral Act
Petroleum and Natural Gas Act
Condominium Act

Acts under which certain sections are administered by this ministry:

Petroleum Underground Storage Act — ss.3 (5), 10
Universities Real Estate Development Corporation Act — s.14

MINISTER
A.J. BRUMMET

DEPUTY MINISTER
JOHN JOHNSTON

B.C. Housing Management Commission
Chairman, Mary Kerr

MANAGEMENT SERVICES

Executive Director (Actg.)
Douglas Ausman

Director, Financial Services
Bob Buckingham

Legal Officer:
Brian Neal

Director, Information Systems,
John Ellis

Director, Personnel & Admin. Services
Gary Barnes

Director, Planning & Budgeting (Actg.)
Bob Battles

Director, Public Affairs,
Sybil Ainscough

LANDS & HOUSING REGIONAL OPERATIONS

Asst. Deputy Minister
Thomas E. Lee

Operations Officer:
Neil Chapman

Regional Directors:

Cariboo
Jack Hall

Kootenays
Frank Bertoia

Lower Mainland
Al Rhoades

Omineca
Peter Levy

Peace
Fred Baxter

Skeena
Steve Mazur

Thompson-Okanagan
Hank Boas

Vancouver Island
Douglas McColl

LANDS

Asst. Deputy Minister
Robert H. Ahrens

Executive Director Surveys & Lands,
Frank Edgell

Director, Land Programs,
Robert Mitton

Surveyor-General
Gerald Mullins

Manager, University Endowment Lands
Ronald O'Genski

Ministry of Lands, Parks and Housing
ORGANIZATION

PARKS & OUTDOOR RECREATION

Executive Director
Vincent Collins

Director, Park Programs
Charles Velay

Regional Directors:

South Coast
George Trachuk

Northern B.C.
Tom O. Moore

Southern Interior
Milt Goddard

HOUSING

Asst. Deputy Minister
Andrew Armitage

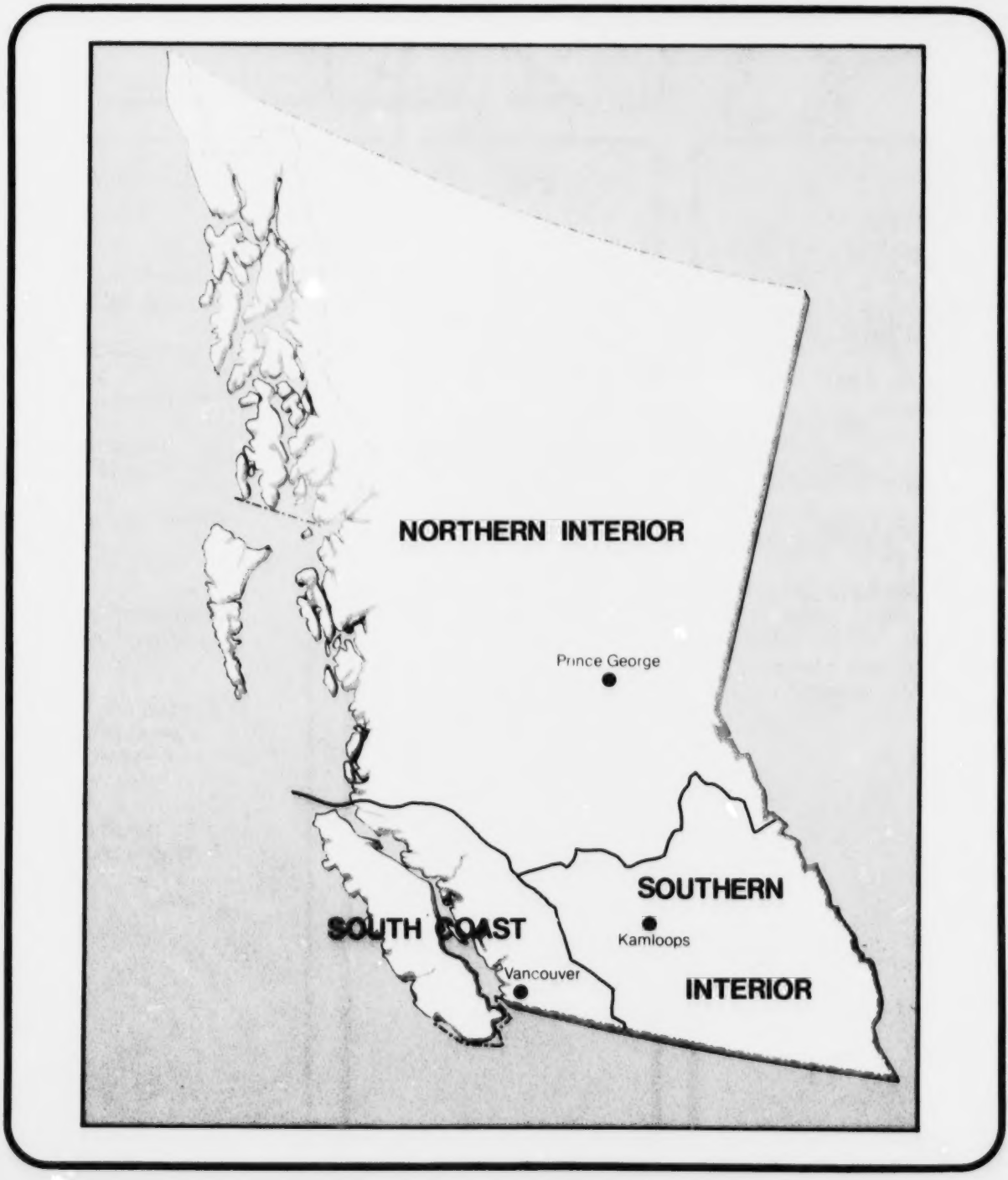
Executive Director B.C.H.M.C.,
Ian Leman

Director, Housing Policy & Programs,
Enid Buchanan

Director, Acquisition & Development
W. Umphrey

Director, Land Development
Denny Zadak

PARKS AND OUTDOOR RECREATION



LANDS AND HOUSING